




Postern Gate Farm, Newgate Street Village
Hertford, Hertfordshire





BNP PARIBAS GROUP


A splendid three-bedroom bungalow with 4.4 acres, in a rural yet well connected setting.


A detached bungalow farmhouse with plenty of character and comfortable, flexible accommodation. Set in extensive grounds in the pretty village of Newgate Street and within easy reach of the surrounding Hertfordshire towns of Cheshunt, Potter's Bar and Hertford, as well as excellent local transport connections.


**1 RECEPTION**


**3 BEDROOMS**


**2 BATHROOMS**


**DRIVEWAY**

**4.4 ACRES**

**FREEHOLD**

**RURAL**

**1,502 SQ FT**

**GUIDE PRICE
£1,450,000**



The property

Postern Gate Farm is a three-bedroom farmhouse bungalow of unique character, featuring exposed timber framing inside and out, and an accessible single-level layout for comfortable, flexible living.

The main reception room is the generously proportioned sitting room, which features exposed timber beams and a handsome brick-built fireplace, as well as French doors opening to the garden. Double doors join the sitting room with the kitchen and breakfast room, which provides further social everyday living space. The kitchen is fitted with sleek, modern units in white to base and wall level, providing plenty

of storage, while there is also integrated appliances, in addition to the cast-iron range cooker, which is set into the fireplace recess. A separate walk-in pantry offers additional storage, while the room also provides space for a family dining table.

There are three double bedrooms, providing the possibility to utilise one of the bedrooms as an additional reception room if required. The principal bedroom welcomes natural light through its south and east-facing dual aspect, and includes an en suite shower room, while the second bedroom has a door opening directly to the rear patio area. The property also has a family shower room with floor-to-ceiling tiling and a large shower unit



Outside

At the front of the property there is a shared private access lane, with security gates at the entrance to the farmhouse opening to the parking and turning area, which has space for several vehicles. The house has patio areas to the front and rear for al fresco dining, with rolling lawns and meadows beyond, enclosed by mature woodland. There is also a pond, a storage shed and a greenhouse. To the north of the house, gates provide access to the large fields and paddocks, which are divided by fencing and offering the potential for operating a smallholding. There are also two sheds or stables, which are ideal for storage or for use as animal shelters.

Location

Postern Gate Farm is located in a peaceful rural setting on the edge of the quiet Hertfordshire village of Newgate Street. The village itself has a highly-regarded local primary school and two pubs, while the closest town, Cuffley, offers everyday amenities including small supermarkets, plus a selection of shops, cafés and restaurants. Potter's Bar, three miles away, offers a further choice of amenities and larger supermarkets. The village is conveniently located for transport connections, with Cuffley mainline station offering services to London Kings Cross and Moorgate (39 and 38 minutes respectively), and the M25 just four and a half miles away.



Distances

- Cuffley 2.4 miles
- Cheshunt 3.7 miles
- Potter's Bar 3.9 miles
- Brookmans Park 4.9 miles
- Hertford 6.3 miles

Nearby Stations

- Cuffley
- Bayford
- Brookmans Park
- Potters Bar

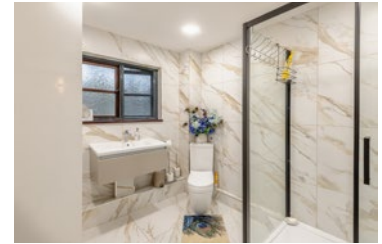
Key Locations

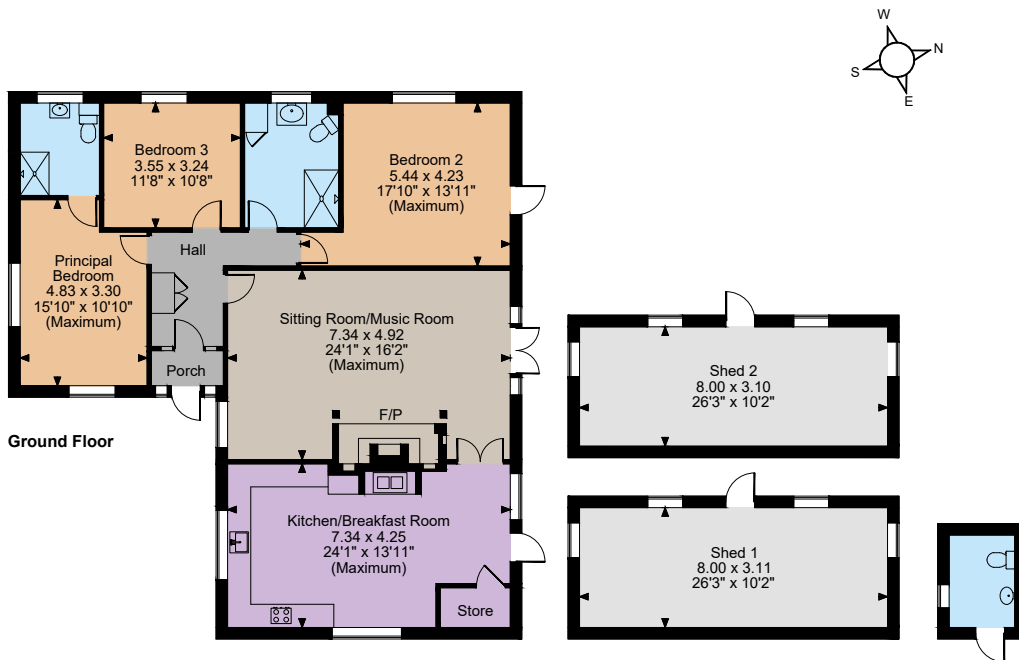
- Hertford Castle
- Hertfordshire Zoo

- Hatfield House
- Wormley Woods
- Panshanger Park
- Brookmans Park Golf
- Ponsbourne Park tennis Club

Nearby Schools

- Ponsbourne St Mary's CoE
- Goffs Oak Primary
- Richard Hale
- Bayford CoE
- Queenswood
- Stormont
- Simon Balle All-Through School
- Flamstead End
- St Joseph's In the park





The position & size of doors, windows, appliances and other features are approximate only.

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Floorplans

Main House internal area 1,502 sq ft (140 sq m)

Outbuildings internal area 579 sq ft (54 sq m)

Total internal area 2,081 sq ft (193 sq m)
For identification purposes only.

Directions

SG13 8QR

what3words: ///monday.final.universally - brings you to the driveway

General

Local Authority: Welwyn Hatfield

Services: Mains gas, electricity, private water and drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Council Tax: Band D **EPC Rating:** D

Mobile and Broadband checker: Information be found here <https://checker.ofcom.org.uk/en-gb/>

Wayleaves and easements: the property is sold subject to any wayleaves or easements,

Cuffley

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